



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Howk DATE: Dec., 1994

133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

1. BUILDING NAME(S): Zarnstorff House
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---
3. STREET LOCATION: 1125 North Greece Road
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Mrs. Mae W. Zarnstorff ADDRESS: (same) Rochester, NY 14626
6. USE: Original: residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
Roof = asbestos shingles. Foundation = not visible.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This, again, is what we can call a representative of its period, although the style is not very common in the town. I would say a 'green plus,' although I don't think it has the same quality that we've seen with those other 'caprices' (i.e. 151 Dorsey Rd.). Obviously, somebody is giving a lot of attention to it, 'though it's not quite as fanciful." P.Malo.

COLOR CODE

Green plus



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☒ - attached
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: deciduous & coniferous trees/shrubs
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☒ b. woodland ☒
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1917; 1931 - enlarged & remodelled (per owner)
- ARCHITECT: not determined
- BUILDER: probably Charles H. Zarnstorff

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential

11c.

This house was originally constructed c. 1917 as a two-story, front-facing, gambrel-roofed, Colonial Revival-style residence. In 1931, owner Charles Zarnstorff enlarged and remodeled the original house in the Tudor Revival style. He then raised the roof, added the multiple gables, and added a larger kitchen and attached garage to the rear (west) of the house. Steel casement windows were installed on the south, west, and east elevations. A tall brick chimney was added onto the south elevation. The original facade window (a single-pane sash with leaded glass transom) was removed and re-installed on the north elevation. The exterior of the enlarged house was sheathed with a veneer of tapestry brick and the roof was shingled with asbestos shingles.

On the interior, the two wood columns on the north side of the living room were removed and a curved, plaster arch installed.

The house appears to have had no exterior changes or additions since its 1931 remodeling and enlargement.

17. The Zarnstorff House is located on 118-foot by 159-foot lot on the west side of North Greece Road in the southwest quadrant of the town. A driveway is located to the north of the house and it leads to the contributing, attached, 1931 garage at the rear of the house. To the immediate rear of the house is Larkin Creek, which flows across this property (south to north) and undeveloped woodland beyond (west). To the north of the house is a c. 1960s house owner/occupied by Mrs. Zarnstorff's son, David; it is located on a lot that was originally part of this property. The surrounding neighborhood consists of post-World War II houses (mostly ranch). The Elmridge Center shopping plaza/commercial area is located a short distance to the south, along Ridge Road West.

18. The present massing, configuration, cladding, and footprint of the Zarnstorff House was created in 1931, when a previously existing, c. 1917, two-story, front-facing, gambrel-roofed, Colonial Revival house with wood clapboard and shingle siding was expanded and remodeled into the present Tudor Revival residence with brick cladding and

18. continued

attached garage.

The present house is a 2-1/2-story residence featuring a rectangular plan, brick cladding, c. 1931 asbestos-shingled roof and multiple gables with half-timbered detailing. A tall brick chimney with S-shaped, iron tie rod is located on the south elevation and was added in 1931. A smaller brick chimney is located on the north slope of the house, at the rear; it appears to be the chimney from the original c. 1917 house (visible in the historic photo).

The fenestration is irregular and consists of both c. 1917 3/1, double-hung, wood sash and 1931, multi-pane, steel casement windows. The original c. 1917 windows are located on the north elevation, under the large 2-1/2-story gable. Multi-pane, steel casement windows are located on the east (facade), south, and west elevations.

The dominant front gable wing extends forward (east) and features a double-gabled (one higher than the other) roof design. It has two, multi-pane, steel casement windows with brick sills and a round-arched, four-pane, gable window with decorative hood molding. The upper parts of the three gables are finished with stucco-and-wood, half-timber cladding. The middle and porch gables project out over the brick wall surface below. The front entrance projects from the facade and includes rounded brick steps, and a round-arched, wood door with long, metal strap hinges and small leaded glass window. The round-arched door surround is edged with brick and has a cast stone keystone. The original c. 1931, copper-and-glass, exterior light fixture is located above the door, in the half-timbered gable.

The north elevation of the house features two gables with half-timbered peaks, wood window sash, side and rear entrances, and attached garage. This is the only elevation where the original, c. 1917 windows are extant. There are 3/1, double-hung, wood sash in the second and attic stories. The first story includes a 1/1, double-hung window (with leaded glass in the upper sash) and a larger, rectangular window having a single pane of glass, topped by a leaded glass transom. This larger window was originally located on the facade of the c. 1917 house; it was removed and re-installed here on the north elevation in 1931. The west (rear) section of the north elevation is a 1931 kitchen addition, located under the shorter gable with its long,

18. continued

sloping roofline. Here are 1/1, double-hung, wood sash, and a gable-roofed, entrance porch with decorative, wood, support brackets.

The attached, flat-roofed garage (added in 1931) is constructed of rusticated, cast concrete block with brick-veneered north (facade) and south elevations. It also has a pent roof on the facade (north elevation), brick quoins and an overhead door.

The south elevation of the house includes a steeply pitched gable, tall exterior chimney, and steel casement windows. A two-story window bay is located at the southwest corner. This appears to be the original square window bay (visible on the historic photo) that has been expanded to two-stories and topped by a low-pitched, angled roof.

The west (rear) elevation retains the original, gambrel-roofed gable from the c. 1917 house. The gambrel gable has been veneered with stucco. Added in 1931, a second-story open porch is also visible here.

The interior of the house includes features from both the c. 1917 original house and the 1931 renovation/expansion. The original c. 1917 main, open staircase is located on the north wall of the living room; it features a square, oak newel post, square-spindled banister, and oak finial (under the landing). Two wood columns were removed from the north side of the living room in 1931 and replaced with a large, curved, plaster arch. On the south wall of the living room is a wood-burning fireplace with a tapestry brick mantel (same as the exterior) and square, reddish brown, tile hearth. Also added in 1931, two, identical, light fixtures hang from the living room ceiling. Each fixture hangs by means of a silver chain, to which is attached a three-branch, silver metal bracket with three exposed bulbs. The kitchen features its original plaster walls. The upper section is smooth plaster; beneath the dado wood rail the plaster wall is scored to resemble square tiles. The first floor includes the living room with an enclosed sun porch (to the east), dining room, bedroom (originally the kitchen in the c. 1917 house), and 1931 kitchen. Most doors appear to be from the 1931 renovation (they have solid wood panels with faceted, glass doornobs).

The yard includes a number of mature deciduous and coniferous

18. continued

trees and shrubs. Larkin Creek flows directly behind the house. Along the south property line is a decorative, wrought iron fence with straight, arrow-topped balusters. Mrs. Zarnstorff stated that this iron fence was designed by her husband for a church, but he later relocated the fence to their property here. Constructed by Mr. Zarnstorff, a curved, concrete-and-stone garden wall with bench (c. 1930s) is located at the southwest corner of the yard.

20. The Zarnstorff House is architecturally significant as a distinctive example of early-20th-century, Tudor Revival domestic architecture in the town. The house retains a high level of integrity of its historic design, materials, and craftsmanship (from both the c. 1917 and 1931 construction periods). It is a distinctive example of the design evolution of a building over time. The house is historically significant for its association with the early-20th-century development of North Greece Road and the Zarnstorff family, who have been the sole owners of this property.

The house combines two periods of historic construction: the original c. 1917 house and the 1931 renovation. Both of these construction eras are of historic significance, as they exceed the 50-year-old age used to define "historic."

The steeply-pitched, multiple gables, brick exterior, half-timber detailing, round-arched front door, tall chimneys, and picturesque roofline of the Zarnstorff House are all characteristic of the Tudor Revival style. It is notable that the house still retains the asbestos-shingled roof installed in 1931.

The Tudor Revival style was loosely based on a variety of late Medieval English prototypes, ranging from the thatched-roof cottages to grand manor houses. These traditions are freely-mixed in their American counterparts and include steeply-pitched, front-facing gables, false half-timbering, and stucco, masonry, or masonry-veneered walls. After World War I, the style expanded explosively in popularity during the 1920 and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick, stone and stucco exteriors seen on English prototypes. The style quickly faded from fashion in the late 1930s, but has become popular in somewhat modified form during the Neoecclectic movement of the 1970s and '80s.

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The 1902 county map shows North Greece Road, near its intersection with Ridge Road West. The area is open and undeveloped land with "Jane W. Crane" listed as owner of 133 acres on both the east and west sides of North Greece Road (just north of the Ridge).

According to the deed for this property, Charles H. Zarnstorff purchased an acre of land on February 24, 1915 from Abram E. Crane and Eva Crane of Greece, Monroe County (Brook House on Ridge Road). About 1917, Zarnstorff built a gambrel-roofed house (seen in historic photo). He paid to have the telephone and electric lines extended from Ridge Road, north to this site.

The two-story, front-facing, gambrel-roofed, c. 1917 house featured wood shingle (2nd story) and wood clapboard (1st story) cladding, and a rectangular plan. Designed in the Colonial Revival style, its details included a shed-roofed, one-story front porch with brick piers (dark and light alternating design) topped by round columns, a 2nd-story facade window bay topped by an elliptical gable window, a south dormer and angled window bay (1st story), and several windows with leaded glass detailing (information about these is found in #18).

In 1918 Charles Zarnstorff was drafted for service in World War I; he served with the army in France until September, 1919. His brother, John Zarnstorff, Jr. and his wife lived in the house while he was away in the army. Upon his return, Charles Zarnstorff married in September, 1919 and lived in the house. Less than a year later, his wife died.

In 1922, he married Caroline Wietz. They were married eleven years and had two sons: Lawrence C. Zarnstorff (lives at 3501 Latta Rd.) and Alvin R. Zarnstorff (11 Barrett Ave., Spencerport).

The 1924 county map shows this site with a frame house and a small frame outbuilding just east of the creek. The property appears to be part of the large 125-acre parcel owned by "Francis Yeoman." However, according to the abstract, it was separately owned by Charles Zarnstorff.

The 1930 suburban directory shows Charles H. and Caroline Zarnstorff here; he is listed as a contractor. There is no house number given, but it's shown as the first house on the

20. continued

west side of North Greece Road, north Ridge Road.

In 1931, Charles Zarnstorff remodeled the original gambrel-roofed house, creating the Tudor Revival house that exists today. He added a larger kitchen and an attached garage to the northwest corner of the house. The roof was raised, new gables were built, the sun room and front entrance were added, and the entire exterior was veneered with brick. The roof was finished in asbestos shingles (still extant).

To remodel such a relatively recent house (only 14 years old) from one popular style to another, current (but much different) style, is rather unusual. Charles Zarnstorff, however, was a contractor. As such, he was in the business of construction. It is possible that he wanted to use his own home as a showcase for the type of work that he did. During the 1931 remodeling, he added state-of-the-art steel casement windows to the exterior (replacing most of the original wood sash). It is also notable that he undertook this renovation in the early years of the Depression, when economic conditions greatly reduced the amount of new construction.

On January 4, 1933, Caroline Zarnstorff died, leaving her husband and two young sons. Shortly thereafter, Caroline Zarnstorff's sister, Mae Wietz, moved back to Greece to help care for the boys. She had attended school in Baltimore and was working at a settlement house in Philadelphia prior to that time. In November, 1934, Charles Zarnstorff and Mae Wietz were married. They subsequently had a daughter, Jean, who lives in Indiana, and a son, David, who lives next door at 1119 North Greece Road.

Mrs. Zarnstorff states that for many years, this house was the only residence in the immediate neighborhood. To the south, their property was bordered by pastures (with cows), which belonged to the adjacent farm (its house was up on Ridge Road West).

As a contractor, Charles Zarnstorff built numerous houses in both the Greece community and in Rochester. Much of this construction was after World War II. Charles Zarnstorff died April 5, 1957. The 1959 county map shows this property with a brick house and a frame outbuilding to the northwest. Larkin Creek is shown immediately to the west.

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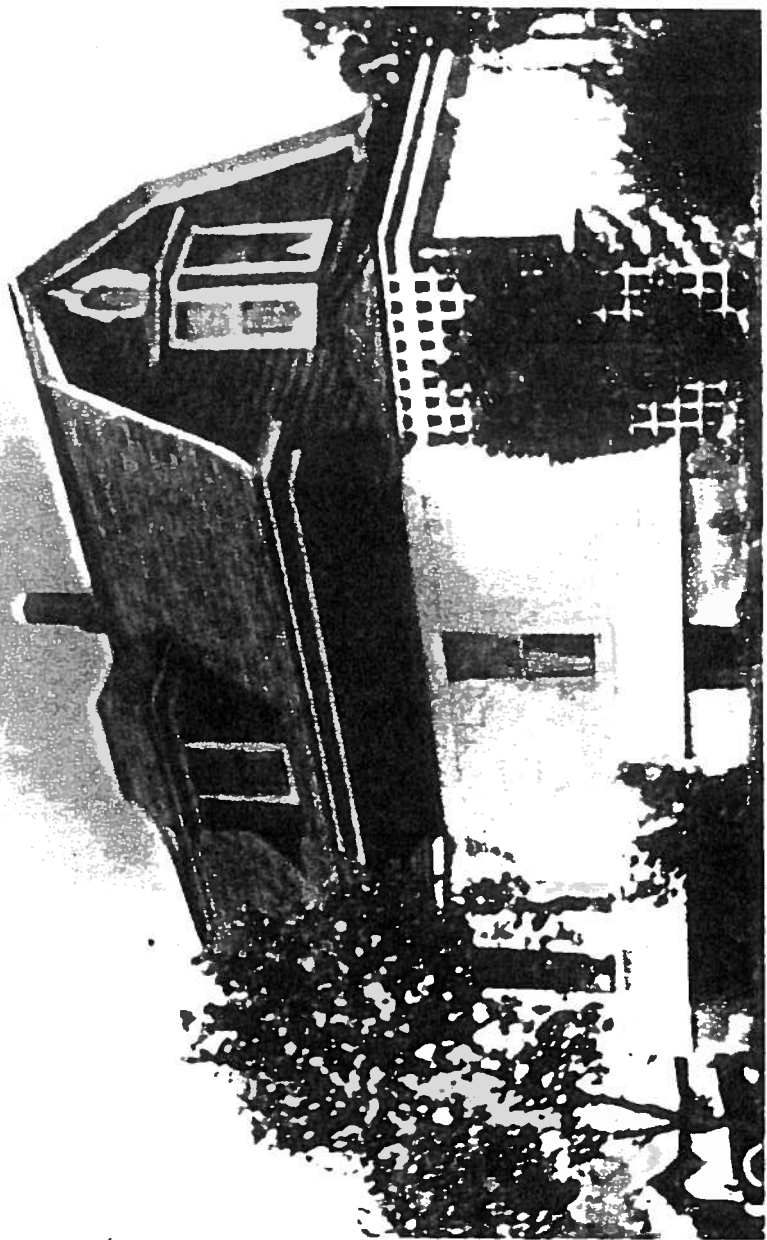
20. continued

The original lot was divided by Mrs. Zarnstorff into two parcels (late 1950s-early 1960s). A house was constructed on the north section for her son, David; he and his family continue to reside there today (119 North Greece Road).

Mrs. Mae W. Zarnstorff, now 86, still resides here today. She explains that the area continues to develop around her property. Currently, there is a proposal to construct an access road just to the south of her property line (through the woods). This road would serve a new housing development of 56 homes to be constructed in the woodland acreage to the rear (west) of her property.

The Zarnstorff House remains as an exceptional and picturesque example of an early-20th-century, Tudor Revival style house in the town.

21. See final report for bibliography; letter, site visit and interview with Mrs. Mae W. Zarnstorff, 10/1994 & 3/1995.



1125 North Grecco Rd.

c. 1920's.



